116.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,300 / 856,300
					USE VALUE:	856,300 / 856,300
					ASSESSED:	856,300 / 856,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARRIGUS MARC A		
Owner 2:			
Owner 3:			
Street 1:	2 HEARD RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SLADEK SETH A & BRANDI W -
Owner 2:	-
Street 1:	2 HEARD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,205 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5205.000	453,000		403,300	856,300
Total Card	0.119	453,000		403,300	856,300
Total Parcel	0.119	453,000		403,300	856,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.94 | /Parcel: 365.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74797
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!9042!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,000	0	5,205.	403,300	856,300	856,300	Year End Roll	12/18/2019
2019	101	FV	338,400	0	5,205.	397,500	735,900	735,900	Year End Roll	1/3/2019
2018	101	FV	338,400	0	5,205.	305,400	643,800	643,800	Year End Roll	12/20/2017
2017	101	FV	338,400	0	5,205.	288,100	626,500	626,500	Year End Roll	1/3/2017
2016	101	FV	338,400	0	5,205.	265,000	603,400	603,400	Year End	1/4/2016
2015	101	FV	330,300	0	5,205.	247,700	578,000	578,000	Year End Roll	12/11/2014
2014	101	FV	330,300	0	5,205.	228,200	558,500	558,500	Year End Roll	12/16/2013
2013	101	FV	330,300	0	5,205.	228,200	558,500	558,500		12/13/2012

PRINT

Date	Time
12/10/20	23:33:46

LAST REV

Date	Time
09/03/19	15:01:49
apro	
9042	

USER DEFINED

Prior Id # 1:	74797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLADEK SETH A &	1343-117		8/30/2007		485,000	No	No		Kristen A Garrigus dod 1/9/2016
SHEA DANIEL	1226-24		8/21/2000		300,000	No	No		
ANGLIN BARBARA	1177-176		9/26/1997		169,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2008	833	Addition	35,600			G10	GR FY10	12X4 MUDRM
5/16/2003	387	Addition	100,000	C		G5	GR FY05	ADD 2ND STY

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Inspected	BS	Barbara S
9/24/2018	MEAS&NOTICE	CC	Chris C
7/22/2009	Info Fm Prmt	BR	B Rossignol
12/3/2008	MLS	MM	Mary M
11/25/2008	Meas/Inspect	189	PATRIOT
12/4/2000	MLS	MM	Mary M
4/1/2000	Inspected	270	PATRIOT
2/9/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5205		Sq. Ft.	Site		0	70.	1.11	6									403,306						403,300	

Total AC/HA:	0.11949	Total SF/SM:	5205	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	403,306	Spl Credit		Total:	403,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31287873
Const Adj.:	0.98990101
Adj $ / SQ:	162.453
Other Features:	110750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507876
Depreciation:	54851
Depreciated Total:	453026

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

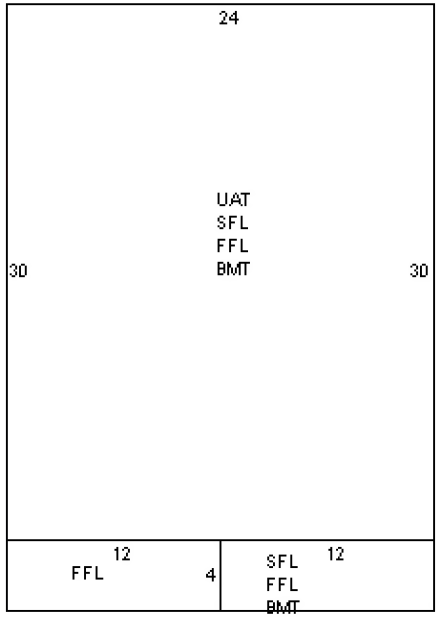
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.70
Special Features:	0	Val/Su Net:	178.91
Final Total:	453000	Val/Su SzAd	285.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	162.450	132,561
BMT	Basement	768	92.600	71,115
SFL	Second Floor	768	162.450	124,764
UAT	Upper Attic	180	125.090	22,516

Net Sketched Area:	2,532			Total:	350,956
Size Ad	1584	Gross Are	3072	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	